

The Board of Supervisors Public Hearing for the Comprehensive Plan is scheduled for July 13, 2021 at 5 p.m. in the County Government Center Board Room, 101-F Mounts Bay Road, James City County, Virginia. Please find below Planning Commission recommendations on the draft Plan.

Planning Commission Recommendations

On June 24, 2021, the Planning Commission held a public hearing to consider the draft Comprehensive Plan. The Planning Commission voted 5-2 to recommend approval of the Comprehensive Plan and Future Land Use Map.

Following the vote on the Plan overall, the Planning Commission recommended that the Board of Supervisors consider the following amendments to the language of the draft 2045 Comprehensive Plan:

1. **Mooretown Road Extended.** The Commission voted 4-3 to recommend to the Board that Mooretown Road Extended be included in the Plan and Future Land Use Map (FLUM). Prior to removal of Mooretown Road Extended from the Plan and FLUM earlier in the update process, information about Mooretown Road Extended was included in the Plan/FLUM as listed below.

- o Transportation Chapter, Table T-4:

2045-111	Mooretown Road Extension	LRTP Candidate Project	TBD	\$95,400,000
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- o Transportation Chapter, Croaker Road Corridor Vision (see reference to Mooretown Road)

The section of Croaker Road extending from Richmond Road to Point O’Woods Road is scheduled to be widened based on future traffic projections. The project proposes widening from two lanes to four lanes and realigning the intersection with Rose Lane. Additionally, the project includes undergrounding utilities and constructing a new two-lane bridge parallel to the existing bridge over the CSX line. This project is to address the expected capacity deficiency as well as anticipated traffic from the Mooretown Road extension and Economic Opportunity area.

- o Transportation Chapter, Mooretown Road Extension Corridor Vision (entire paragraph)

The Mooretown Road Corridor Study recommended extending Mooretown Road from its current terminus in York County to Croaker Road or Rochambeau Drive. Development within the vicinity of the proposed Mooretown Road extension should be discouraged until master plans are approved and infrastructure is planned to handle intensive development that does not solely rely on Richmond Road. Private funding is expected to pay for the extension, although public and private efforts may be beneficial in master planning the surrounding land uses. The Corridor Study examined three alternative routes, as well as the associated environmental impacts, utility relocation, and cost estimates. On December 8, 2015, the Board of Supervisors voted to support the three alignments outlined in the study. A final route would be determined once a future development is proposed for the corridor.

- o Land Use Chapter, Future Land Use Map - Depiction on the Map as a proposed roadway.

2. **Rural Lands - Rural Cluster Provisions.** The Commission voted 7-0 to recommend to the Board that the Rural Lands Designation Description language in the Land Use Chapter be revised to allow for a higher gross density to be realized in a cluster configuration as compared to a conventional lot configuration. Specifically, the recommended language would revise Rural Lands Development Standards item five, “Rural Clusters,” as follows:
 - a. Current: If built, rural clusters should develop with the following guidelines: (a) Densities should be no higher than the maximum permitted density in the underlying zoning district. Lot sizes may be reduced as appropriate to maximize the preservation of rural viewsheds and resources as described in the standards below.
 - b. Proposed: If built, rural clusters should develop with the following guidelines: (a) Densities may be higher than the maximum permitted density in the underlying zoning district. Lot sizes may be reduced as appropriate to maximize the preservation of rural viewsheds and resources as described in the standards below.

3. **Carbon Sequestration.** The Commission voted 7-0 to recommend to the Board that Environment Chapter Goals, Strategies and Actions (GSA) number 3.7.1 be revised to clarify the intent of the language regarding carbon sequestration approaches. Specifically, the recommended language change was as follows:
 - a. Current: Investigate carbon sequestration approaches as may be permitted by State Code 15.2-4901.
 - b. Proposed: Investigate carbon sequestration approaches as they may apply to the Rural Lands of the County that preserve forest canopy.

4. **Land Use Application LU-20-0017 Parcels Across from WindsorMeade Marketplace.** The Commission voted 5-2 to recommend that the Board maintain the Neighborhood Commercial designation for this application on the Future Land Use Map.

In addition to the items above, the Commission noted several grammatical revisions and minor data corrections for staff to make in the Plan.